

PROJECT ADDRESS: 40 QUEBEC STREET  
PORTLAND, ME 04101

BUILDING AUTHORITY: CITY OF PORTLAND

BUILDING CODE: 2009 IBC / 2009 IRC

ZONING: R-6

HEIGHT LIMIT: 45 FT

SETBACKS: FRONT 0 FT (Based on average of adjacent lots)  
SIDE 5 FT  
REAR 10 FT

OTHER DEVELOPMENT PARAMETERS:  
MINIMUM STREET FRONTAGE: 20 FT  
MINIMUM LOT AREA: 2,000 SF  
MAXIMUM LOT COVERAGE: 60% (1776 SF)  
MINIMUM LANDSCAPED OPEN SPACE: 20% (592 SF)

STREET FRONTAGE 20 FT  
LOT AREA: 2,960 SF  
LOT COVERAGE: 1591 SF (54%)  
LANDSCAPED OPEN SPACE: 882 SF (30%)

OFF STREET PARKING REQUIREMENT: NONE  
HISTORIC DISTRICT: NO  
SHORELAND ZONING: NO

DESIGN CERTIFICATION PROGRAM R-6 INFILL OPTION - ALTERNATE DESIGN REVIEW DEVELOPMENT

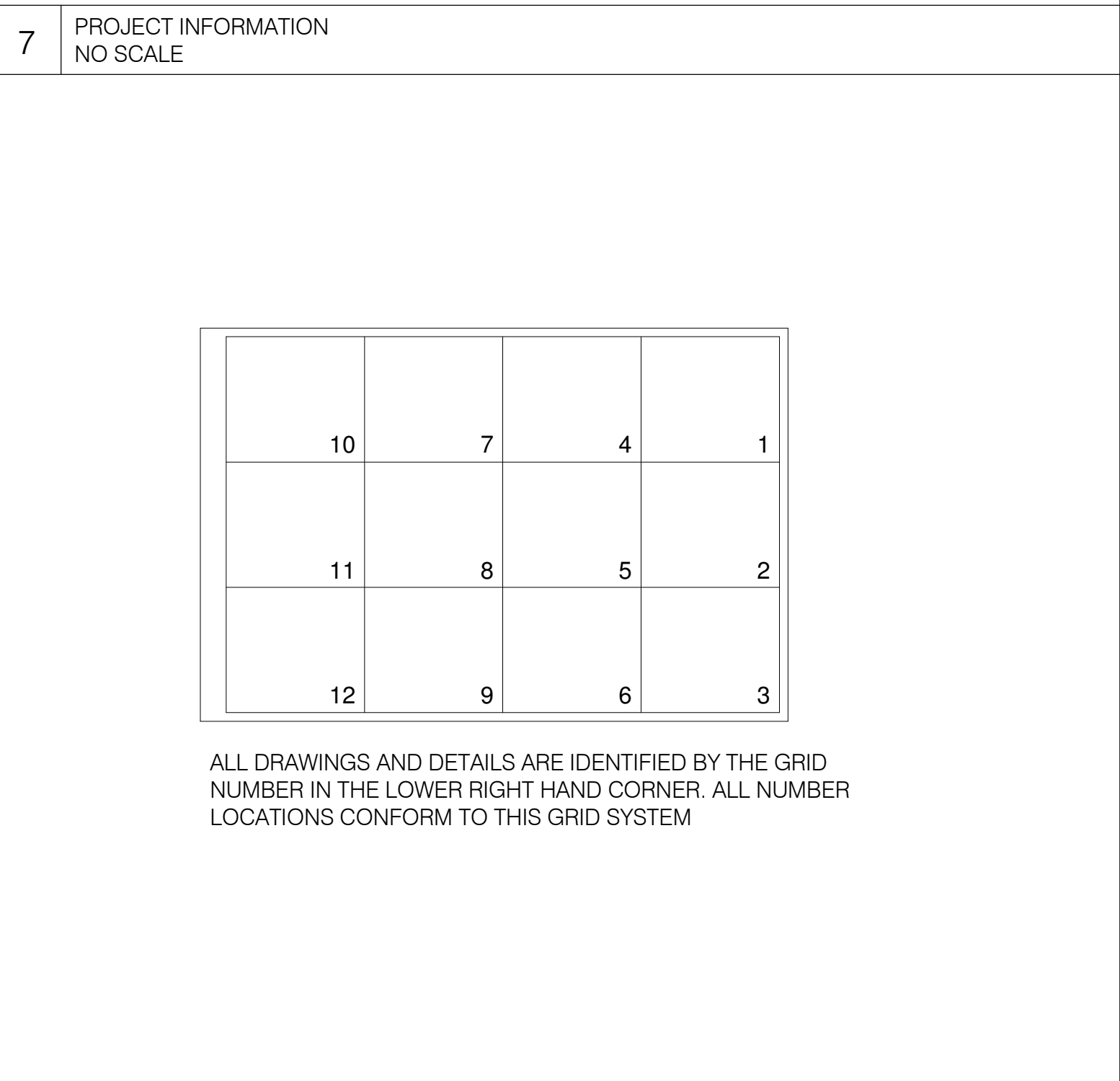
OWNER / APPLICANT  
Matthew Murrell, Kate Howe  
40 Quebec St.  
Portland, ME 04101  
(203) 415-0578 TEL

ARCHITECT:  
GO Logic LLC  
137 High Street  
Belfast, ME 04915  
207 338 1566 TEL  
207 338 1249 FAX  
www.gologic.us

CONSULTING ENGINEER:  
Becker Structural Engineers  
75 York Street  
Portland, ME 04101  
207 879 1838 TEL

SURVEYOR:  
Owen Haskell Inc.  
390 U.S. Route 1  
Falmouth, ME 04105  
207 774 0424 TEL

Sheet List		Sheet List	
Sheet Number	Sheet Name	Sheet Number	Sheet Name
A0.0	Title Sheet		
A0.2	Window and Door Schedules		
A1.0	Site Demolition Plan		
A1.1	Site Plan		
A2.1	Architectural Foundation Plan		
A2.2	First Floor Plan		
A2.3	Second Floor Plan		
A2.4	Third Floor Plan		
A2.5	Roof Terrace Plan		
A3.1	Elevations North & South		
A3.2	Elevations West		
A3.3	Elevations East		
A4.1	Sections		
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A8.2	Stair Details		
A9.1	Assembly Details		
A9.2	Opening Details		
A9.4	Window and Door Details		
A9.5	Building Envelope Details		



4 PROJECT DIRECTORY  
NO SCALE

ALL CONSTRUCTION SHALL CONFORM WITH SECTION 3 OF THE CITY OF PORTLAND TECHNICAL MANUAL AND NFPA FIRE CODE.

STRUCTURE SHALL BE EQUIPPED WITH A FIRE SPRINKLER SYSTEM PER NFPA 13 D

STRUCTURE OCCUPANCY CLASSIFICATION PER IBC 2009: RESIDENTIAL: R-3

CONSTRUCTION CLASSIFICATION PER IBC 2009: V-B

GROSS BUILDING SQUARE FOOTAGES:

FIRST FLOOR INTERIOR:	827 SF
FIRST FLOOR GARAGE:	289 SF
SECOND FLOOR INTERIOR:	1225 SF
THIRD FLOOR INTERIOR:	1225 SF
FOURTH FLOOR (ROOF ACCESS):	130 SF
TOTAL GROSS INTERIOR SF:	3407 SF
TOTAL INTERIOR PLUS GARAGE:	3696 SF

1 DRAWING LIST

9 SYMBOLS  
NOT TO SCALE

&	And	CLO	Closet	F.A	Fire Alarm	I.D.	Inside Diameter	O.D.	Outside Diameter	SIM	Similar	W	West
<	Angle	CLR	Clear	F.D.	Floor Drain	INCL	Including	O.F.D.	Overflow Drain	SLDG	Siding	W	With
@	At	CMU	Concrete Masonry Unit	FDN	Foundation	INSUL	Insulation	OFF	Office	SPEC	Specification	W.H.	Water Heater
⊕	Centerline	CNTR	Counter	F.E	Fire Extinguisher	INT	Interior	O.H.	Overhang	SO	Square	W/O	Without
⊥	Perpendicular	COL	Column	F.E.C.	Fire Extinguisher Cab	JAN	Janitor	O.VHD	Overhead	S.S.	Stainless Steel	W.C.	Water Closet
#	Number	CONC	Concrete	F.G.	Finish Grade	JST	Joist	OPNG	Opening	SSK	Service Sink	WD	Wood
(E)	Existing	CONN	Connection	F.H.C.	Fire Hose Cabinet	JT	Joint	OPP	Opposite	STD	Standard	WP	Waterproof
AB	Anchor Bolt	FIN	Finish	FLASH	Flashing	JT	Joint	STL	Steel	WPM	Waterproof Membrane	WPM	Waterproof Membrane
A/C	Air Conditioning	CONTR	Continuous	FLR	Floor	PC	Plaster	STOR	Storage	WSCP	Wainscot	WSCP	Wainscot
A.C.	Asphaltic Concrete	CORR	Corridor	FLUOR	Fluorescent	PL	Plate	STRUC	Structural	WT	Weight	WT	Weight
ACT	Acoustical Tile	C.T.	Ceramic Tile	F.O.C.	Face of Concrete	PLM	Plumbing	SUSP	Suspended	SW	Switch	WT	Weight
ACOUS	Acoustical	CTR	Center	F.O.F.	Face of Finish	PLMG	Plumbing	SYM	Symmetrical	SYM	Symmetrical	WT	Weight
ADJ	Adjustable	CTS	Countersunk	F.O.M.	Face of Masonry	PLAM	Plastic Laminated	SYS	System	SYS	System	WT	Weight
A.F.F.	Above Finish Floor	C.W.	Cold Water	F.O.S.	Face of Stud	PLAS	Plaster	T	Tread	T	Tread	WT	Weight
ALT	Alter or Alternate	FR	Frame	FRF	Fireproof	PLYWD	Plywood	T	Tread	T	Tread	WT	Weight
ALUM	Aluminum	FR	Frame	FR	Frame	L.R.	Living Room	T	Tread	T	Tread	WT	Weight
ANOD	Anodized	FR	Frame	FR	Frame	LT	Light	T	Tread	T	Tread	WT	Weight
A.P.	Access Panel	FR	Frame	FR	Frame	LVR	Louver	T	Tread	T	Tread	WT	Weight
APPROX	Approximate	FT	Foot, Feet	FR	Frame	LVR	Louver	T	Tread	T	Tread	WT	Weight
ARCH	Architectural	FT	Foot, Feet	FR	Frame	LVR	Louver	T	Tread	T	Tread	WT	Weight
ASPH	Asphalt	FT	Foot, Feet	FR	Frame	LVR	Louver	T	Tread	T	Tread	WT	Weight
BD	Board	FT	Foot, Feet	FR	Frame	LVR	Louver	T	Tread	T	Tread	WT	Weight
BITUM	Bituminous	FT	Foot, Feet	FR	Frame	LVR	Louver	T	Tread	T	Tread	WT	Weight
BLDG	Building	FT	Foot, Feet	FR	Frame	LVR	Louver	T	Tread	T	Tread	WT	Weight
BLK	Block	FT	Foot, Feet	FR	Frame	LVR	Louver	T	Tread	T	Tread	WT	Weight
BLKG	Blocking	FT	Foot, Feet	FR	Frame	LVR	Louver	T	Tread	T	Tread	WT	Weight
BM	Beam	FT	Foot, Feet	FR	Frame	LVR	Louver	T	Tread	T	Tread	WT	Weight
BOT	Bottom	FT	Foot, Feet	FR	Frame	LVR	Louver	T	Tread	T	Tread	WT	Weight
BR	Bedroom	FT	Foot, Feet	FR	Frame	LVR	Louver	T	Tread	T	Tread	WT	Weight
BSMT	Basement	FT	Foot, Feet	FR	Frame	LVR	Louver	T	Tread	T	Tread	WT	Weight
B.U.R.	Built Up Roofing	FT	Foot, Feet	FR	Frame	LVR	Louver	T	Tread	T	Tread	WT	Weight
CAB	Cabinet	FT	Foot, Feet	FR	Frame	LVR	Louver	T	Tread	T	Tread	WT	Weight
CARP	Carpet	FT	Foot, Feet	FR	Frame	LVR	Louver	T	Tread	T	Tread	WT	Weight
C.B.	Catch Basin	FT	Foot, Feet	FR	Frame	LVR	Louver	T	Tread	T	Tread	WT	Weight
CEM	Cement	FT	Foot, Feet	FR	Frame	LVR	Louver	T	Tread	T	Tread	WT	Weight
CER	Ceramic	FT	Foot, Feet	FR	Frame	LVR	Louver	T	Tread	T	Tread	WT	Weight
C.I.	Cast Iron	FT	Foot, Feet	FR	Frame	LVR	Louver	T	Tread	T	Tread	WT	Weight
CLG	Ceiling	FT	Foot, Feet	FR	Frame	LVR	Louver	T	Tread	T	Tread	WT	Weight

8 DRAWING GRID

G.A	Gauge	M.ECH	Mechanical	R	Riser	THK	Thick Thickness
GALV	Galvanized	MEMB	Membrane	RAD	Radius	THR	Threshold
G.B.	Grab Bar	MET	Metal	R.D.	Roof Drain	TOIL	Toilet
G.I.	Galvanized Iron	MFR	Manufacture	REF	Reference	T.O.P.	Top of Pavement
GL	Glass, Glazing	MH	Manhole	REFR	Refrigerator	T.O.S.	Top of Slab
GND	Ground	MIN	Minimum	RENF	Reinforced or Reinforcing	T.P.D.	Toilet Paper Dispenser
GR	Gypsum	MIR	Mirror	REQ	Required	T.S.	Top of Steel
GYP	Gypsum	MISC	Miscellaneous	RESIL	Resilient	TV	Television
H	High	M.O.	Masonry Opening	REV	Revised	T.O.W.	Top of Wall
H.B.	Hose Bib	M.R.	Moisture Resistant	RFV	Roofing	TYP	Typical
H.C.	Hollow Core	MTD	Mounted	R.H.	Right Hand	UNF	Unfinished
HCP	Handicapped	MUL	Mullion	RM	Room	U.O.N.	Unless Otherwise Noted
HDWR	Hardware	N	North	R.O.	Rough Opening	UR	Urinal
HDWD	Hardwood	N.I.C.	Not in Contract	RWD	Redwood		
ENCLOS	Enclosure	N.O.	Not in Contract				
E.O.S.	Edge of Slab	NOM	Nominal	S	South	VERT	Vertical
EQ	Equal	N.S.	No Scale	S.C.	Solid Core	VEST	Vestibule
EQUIP	Equipment	N.T.S.	Not to Scale	SCHED	Schedule	V.I.F.	Verify in Field
E.W.	Each Way			SECT	Section	VOL	Volume
E.W.C.	Electric Water Cooler			SEP	Separation, Separate		
EXIST	Existing	O	Over	SH	Shelf		
EXP	Expansion	OA	Overall	SHR	Shower		
EXPO	Exposed	OBSC	Obscure	SHT	Sheet		
EXT	Exterior	O.C.	On Center				

2 PORTLAND FIRE DEPARTMENT INFORMATION

10 ABBREVIATIONS  
NO SCALE

8 DRAWING GRID

6 RENDERING



NOT FOR CONSTRUCTION

GO Logic LLC  
PO Box 457  
137 High Street  
Belfast, Maine 04915  
207.338.1566  
www.gologic.us

Quebec St. Residence  
40 Quebec Street  
Portland, ME 04101

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9/28/15 P-001

GOLOGIC


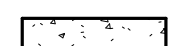
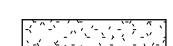












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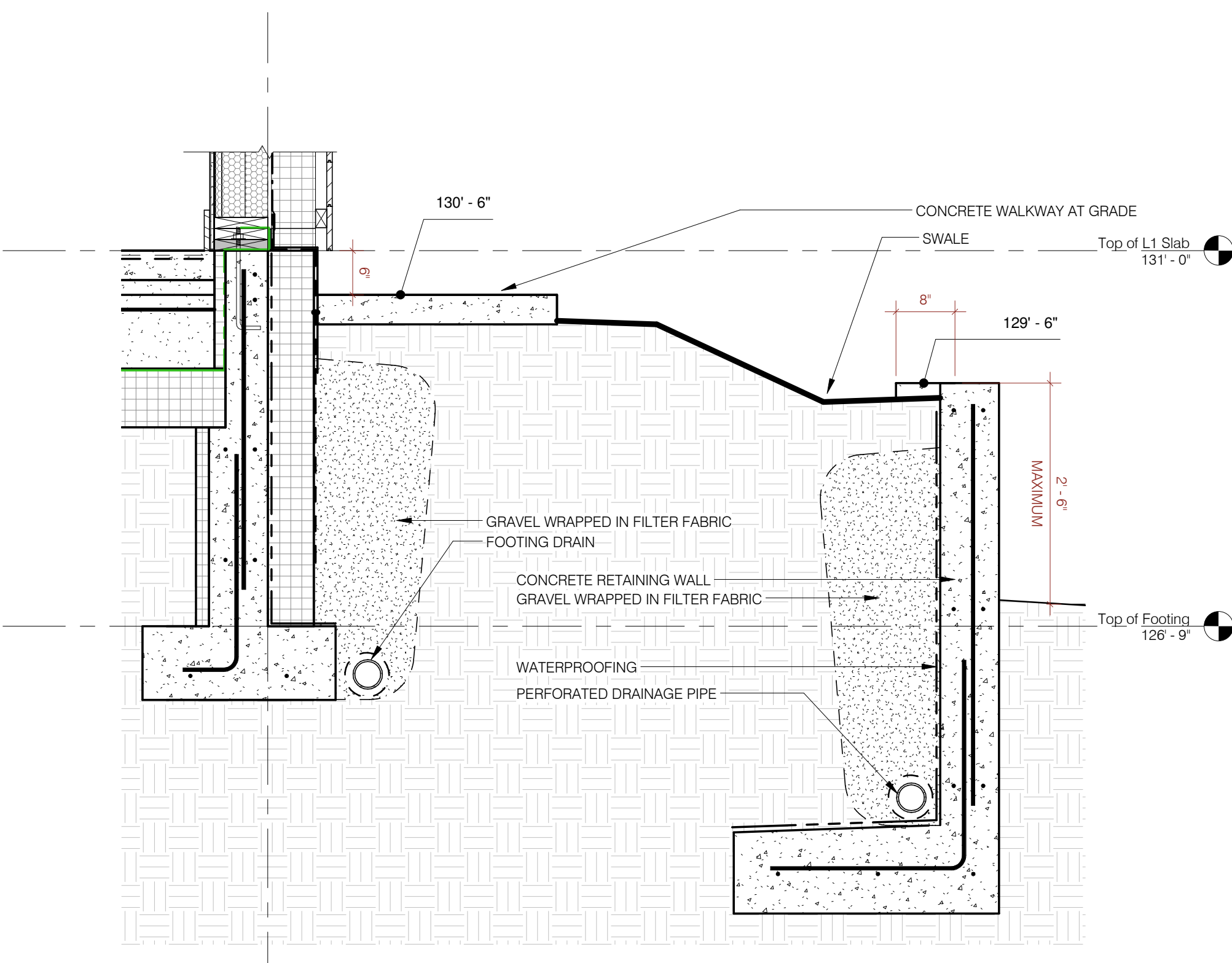
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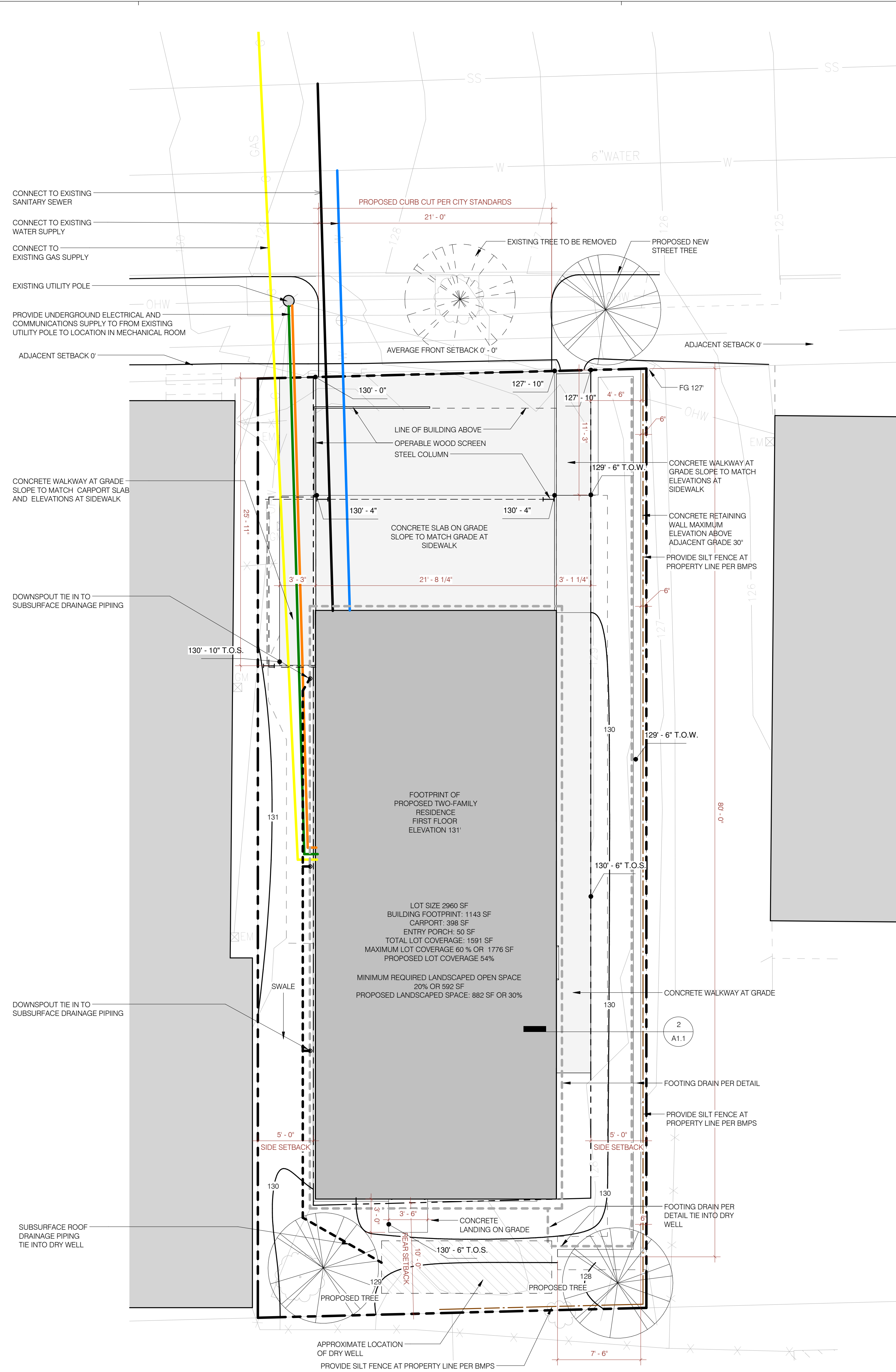
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- DO NOT SCALE FROM DRAWINGS.
- ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING IN COMPLIANCE WITH ALL STATE AND LOCAL REGULATIONS.
- CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.
- CONTRACTOR TO VERIFY LOCATION OF ALL STRUCTURES AND SITE IMPROVEMENTS WITH SURVEYOR/ARCHITECT PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITY CONNECTIONS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY PROVIDERS AND OBTAIN ALL NECESSARY PERMITS TO CONNECT TO UTILITY SERVICES UNLESS OTHERWISE NOTED.
- ALL UTILITY TRENCHING TO COMPLY WITH APPLICABLE CODE AND UTILITY PROVIDER STANDARDS.
- CONTRACTOR TO PROVIDE AND MAINTAIN JOBSITE PROTECTION MEASURES DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO: DEWATERING, RUNOFF AND SEDIMENT CONTROL, AND EROSION CONTROL IN COMPLIANCE WITH STATE AND LOCAL REGULATIONS.

A new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)

-  MASONRY WALL
-  CONCRETE WALL
-  GRAVEL
-  PROPERTY LINE
-  SETBACK
-  EASEMENT
-  SUBSURFACE DRAINAGE
-  WATER SUPPLY
-  ELECTRICAL SUPPLY
-  TELEPHONE
-  CABLE TV
-  SANITARY SEWER
-  FENCE
-  NEW SITE CONTOUR
-  EXISTING SITE CONTOUR



2 Retaining Wall  
3/4" = 1'-0"



1 Site Plan  
3/16" = 1'-0"

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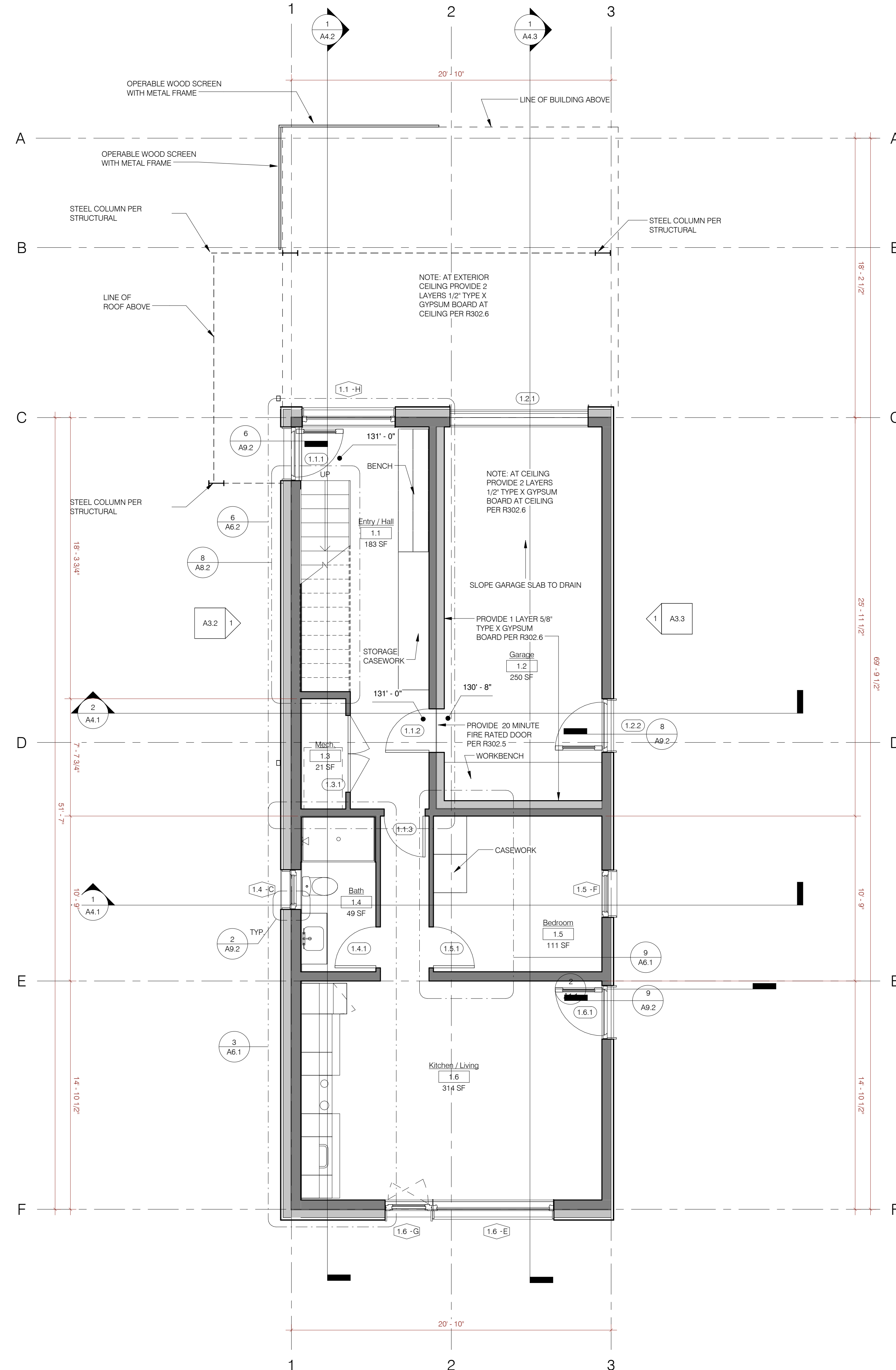
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NOTES:

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- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, PROVIDE FOUNDATION AND FRAMING LAYOUTS, AND REVIEW WITH ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING WITH CONSTRUCTION
- ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING WITH CONSTRUCTION
- ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.
- ALL WALL AND FLOOR FINISHES TBD BY OWNER
- ALL STANDING AND RUNNING TRIM TO BE PRIMED FOR FIELD PAINTING, PROFILE TBD BY OWNER
- CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS
- CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK
- CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK; CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK
- CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.

WALL LEGEND:

- EXTERIOR 2x8 WALL SYSTEM WITH 6" EXTERIOR INSULATION
- 2X6 INTERIOR WALL
- 2X4 INTERIOR WALL



1 First Floor Plan  
1/4" = 1'-0"

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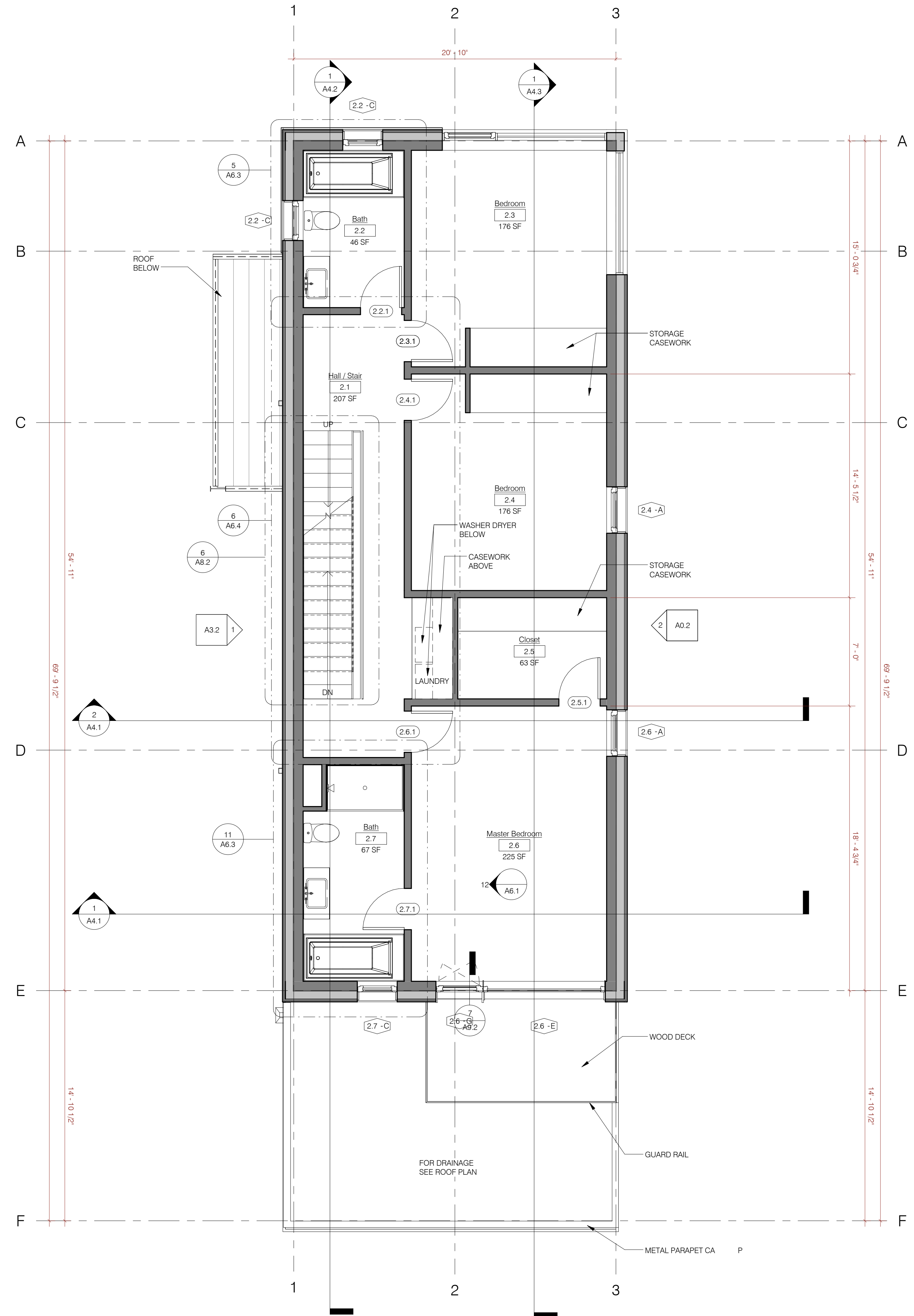
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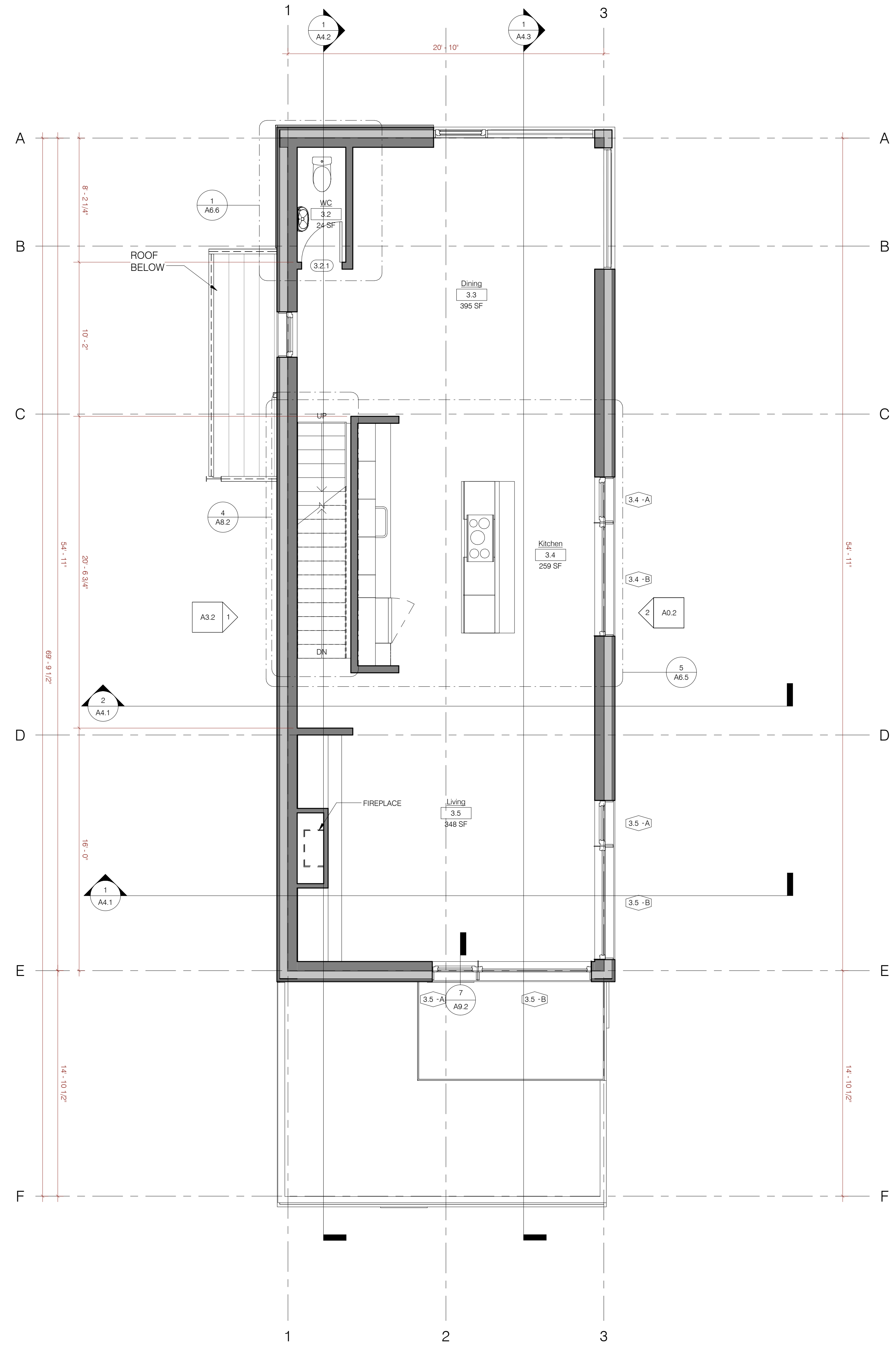
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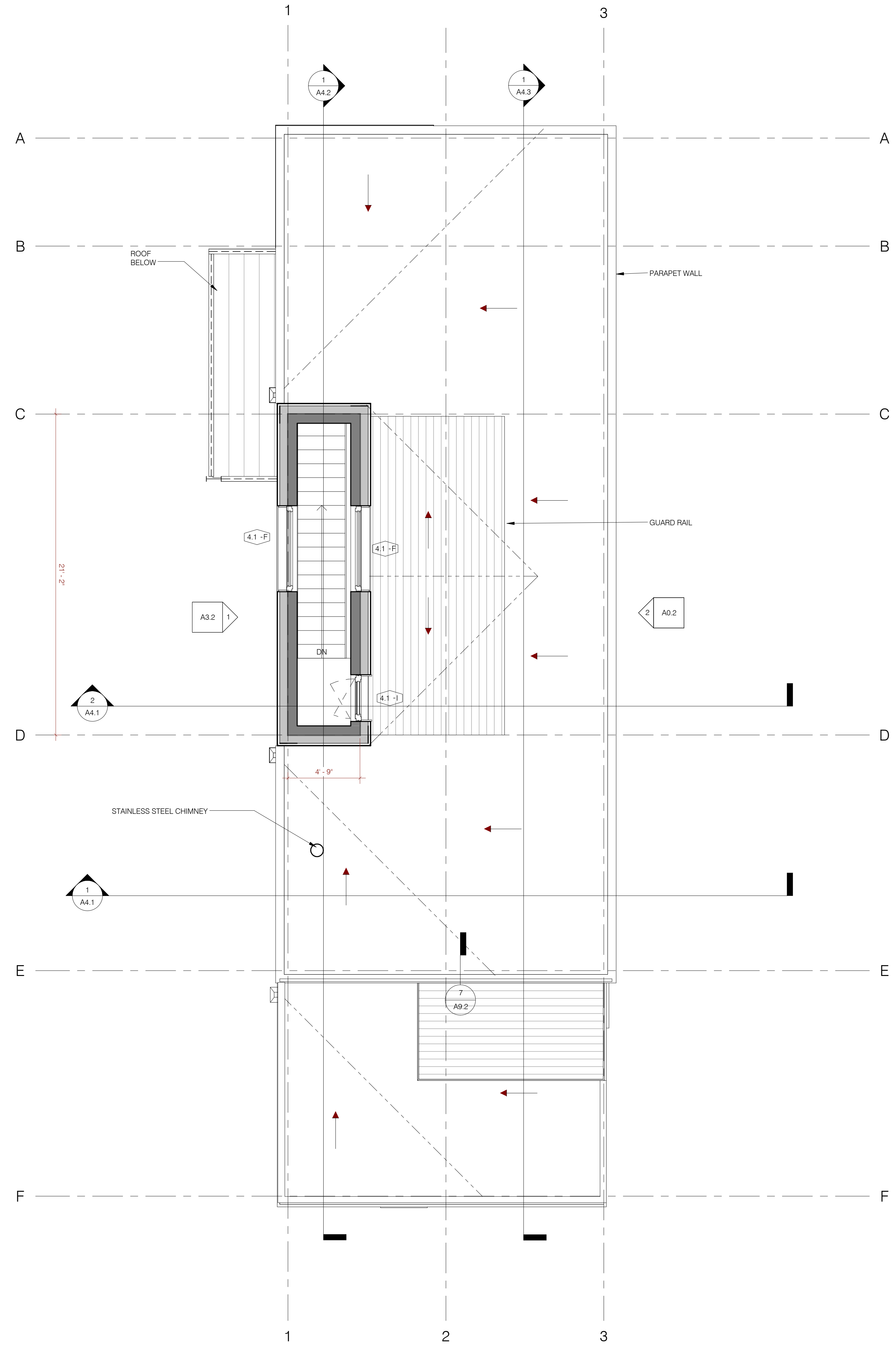


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1 Roof Terrace Plan ARCH\_D  
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